

## **DUMONT JOINT LAND USE BOARD MINUTES FOR JULY 26, 2011 MEETING**

Flag Salute

**SESSION:** This is a meeting of the Joint Land Use Board, of the Borough of Dumont, held in the Council Chambers.

**July 26, 2011  
7:30 PM**

**SUNSHINE LAW:** This meeting is a regularly scheduled meeting of the Joint Land Use Board, of The Borough of Dumont, held in the Council Chambers on July 26, 2011. The date, time, and location were established by the resolution of the Board. A copy of the resolution was forwarded to ***The Record*** and the ***Ridgewood News***, the official newspapers of the Borough of Dumont, filed with the Borough Clerk and posted in the Borough Hall of the Borough of Dumont. All notice requirements of the Open Public Meetings Act of the State of New Jersey have been fulfilled.

### **ROLL CALL:**

Thomas Trank	P	Marian Reitano	A	Kenneth Freeman	A
Elizabeth Marchese	P	Ken Melamed	P	Robert Huth	A
Eric Abrahamsen	P	William Goodman	P	Irwin Buchheister Alt # 1	P
Elmer Pacia Alt # 3	P	Chairman Timothy Hickey	P		

Others: Board Attorney – Kaufman, Bern, Deutsch & Leibman: Marc Leibman-P  
Board Engineer – Birdsall Engineering: James Giurintano-P  
Board Planner – Neglia Engineering: Dan Kaufman-P  
Board Clerk - Rosalia Bob-P

**BUSINESS:** Review and Approval of Business Professional Invoices

Chairman Timothy Hickey states that he will sign off on these items at the end of the meeting.

**BUSINESS:** Approval of March 2011 Minutes Open / Closed Session, April 2011  
May 2011 and June 2011 Minutes

Chairman Timothy Hickey tables this item till the following month's meeting August 30, 2011

**BUSINESS:** Discussion on Lawsuit - 15 Wakelee Drive Corporation vs.  
Joint Land Use Board of the Borough of Dumont

The board attorney, Marc Leibman gives the board members a brief overview on how the lawsuit is progressing and states that he has a brief due on Monday and he has asked the courts for a 30 day extension. He states that he will give a further update to the board at the next hearing.

**RESOLUTION:** 10-10 Judith Brodtkin 197 New York Avenue  
Motion to Approve: Thomas Trank  
2<sup>nd</sup> By: Chairman Timothy Hickey

**ROLL CALL:**

Thomas Trank	Y	Marian Reitano	NA	Kenneth Freeman	NA
Elizabeth Marchese	A	Ken Melamed	Y	Robert Huth	NA
Eric Abrahamsen	N	William Goodman	N	Irwin Buchheister Alt # 1	Y
Elmer Pacia Alt # 3	A	Chairman Timothy Hickey	Y		

Motion Approved: 4 – 2 (with 2 abstentions)

**RESOLUTION:** 11-02 Borough of Dumont 8 New Milford Avenue  
Motion to Approve: Eric Abrahamsen  
2<sup>nd</sup> By: Ken Melamed

**ROLL CALL:**

Thomas Trank	Y	Marian Reitano	NA	Kenneth Freeman	NA
Elizabeth Marchese	A	Ken Melamed	Y	Robert Huth	NA
Eric Abrahamsen	Y	William Goodman	Y	Irwin Buchheister Alt # 1	Y
Elmer Pacia Alt # 3	Y	Chairman Timothy Hickey	Y		

Motion Approved: 7 – 0 (with 1 abstention)

**FORMAL:** 11-01 Gary & Denise Winkel 91 Randolph Avenue  
Block- 516, Lot- 5  
Garage Replacement as part of Borough's Flood Control Work

The architect for the project who is handling the application did not appear for this evenings hearing so the board attorney, Marc Leibman carries the hearing to the next formal meeting to be held on August 30, 2011.

**FORMAL:** 11-02 Borough of Dumont 8 New Milford Avenue  
Block- 903, Lot- 11  
Borough Owned Subdivision Site Plan Approval, combine borough owned

lot to adjacent private owner to provide additional parking

The attorney for the application, Gregg Pastor who is the town attorney begins by explaining that the land to be subdivided is at the intersection of New Milford and Virginia Avenue. He explains that the Borough is selling a piece of the property adorning the dentist office. He states that they need a subdivision; it's really a reverse subdivision for the land sale and no other variances are being sought. He states that the subdivision would create additional parking for the doctor's office on the corner and would increase his parking lot to 6 regular spaces and 1 ADA space. Mr. Pastor enters into evidence: A- subdivision site plan map; B- subdivision deed and map; C- application itself. He explains that the town is in contract for the property owner to purchase the land strip from the town and that the dentist is paying 25,000.00 to the town for the purchase of the property. He states that the newspaper advertisement was redone and the mailings were redone.

Chairman Timothy Hickey open and closes the hearing to the public. Chairman Timothy Hickey calls for a motion from the board.

Motion to Approve: Eric Abrahamsen  
2<sup>nd</sup> By: Ken Melamed

**ROLL CALL:**

Thomas Trank	Y	Marian Reitano	NA	Kenneth Freeman	NA
Elizabeth Marchese	A	Ken Melamed	Y	Robert Huth	NA
Eric Abrahamsen	Y	William Goodman	Y	Irwin Buchheister Alt # 1	Y
Elmer Pacia Alt # 3	Y	Chairman Timothy Hickey	Y		

Motion Approved: 7 – 0 (with 1 abstention)

**FORMAL:** 11-03 Dusan Lubelec 98 East Linden Avenue  
Block- 516, Lot- 14  
Garage Replacement as part of Borough's Flood Control Work

The architect for the project who is handling the application did not appear for this evenings hearing so the board attorney, Marc Leibman carries the hearing to the next formal meeting to be held on August 30, 2011.

Motion to Adjourn: Ken Melamed  
2<sup>nd</sup> by: Thomas Trank

Minutes respectfully submitted by:  
Rosalia Bob  
Joint Land Use Board Clerk